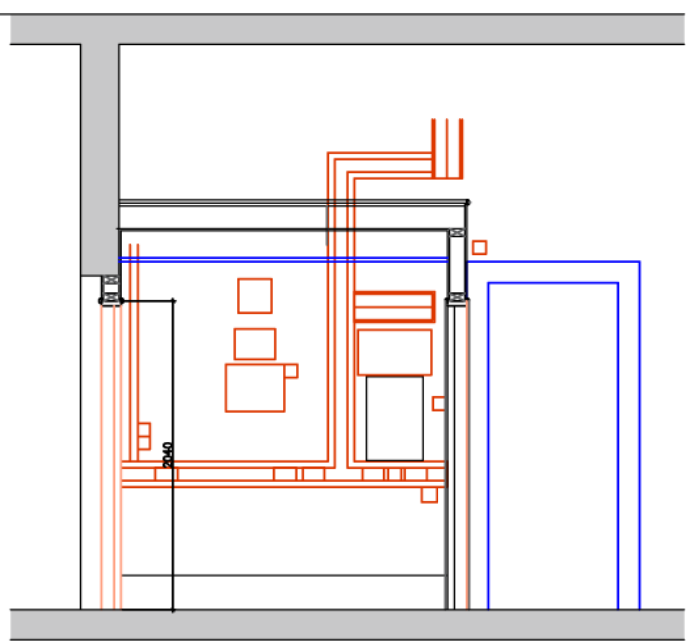
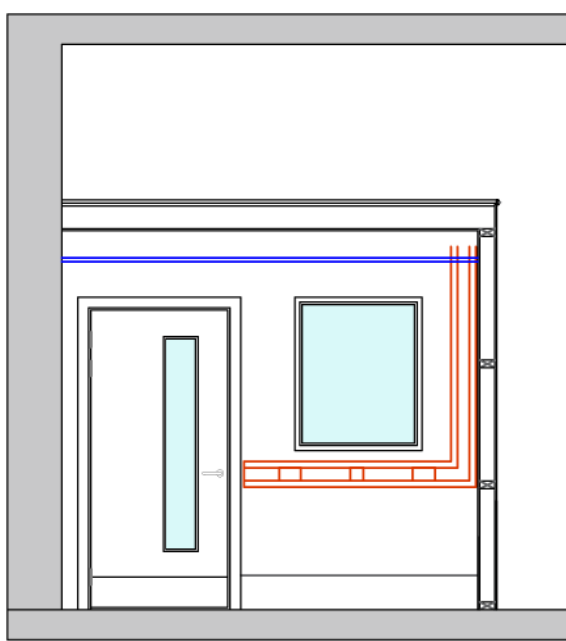


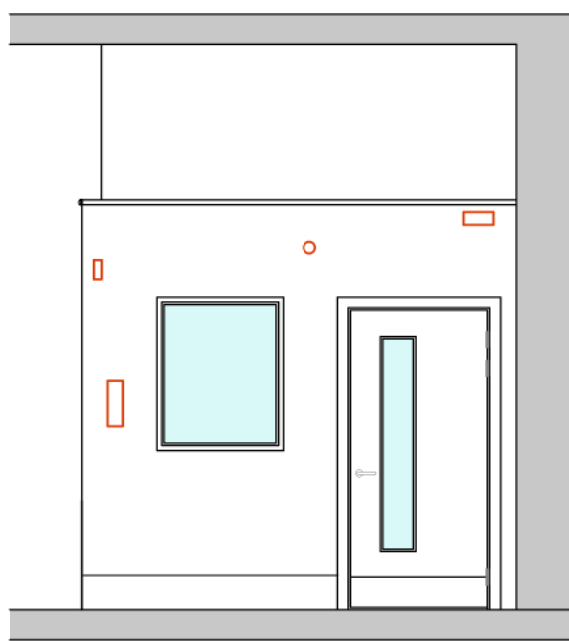
Elevation A



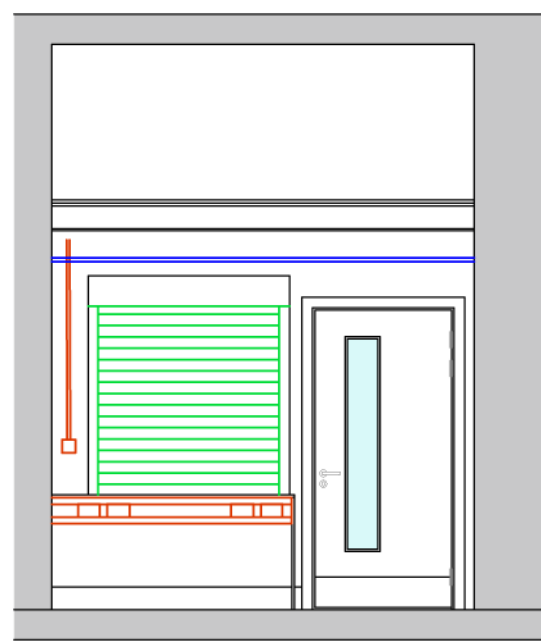
Elevation B



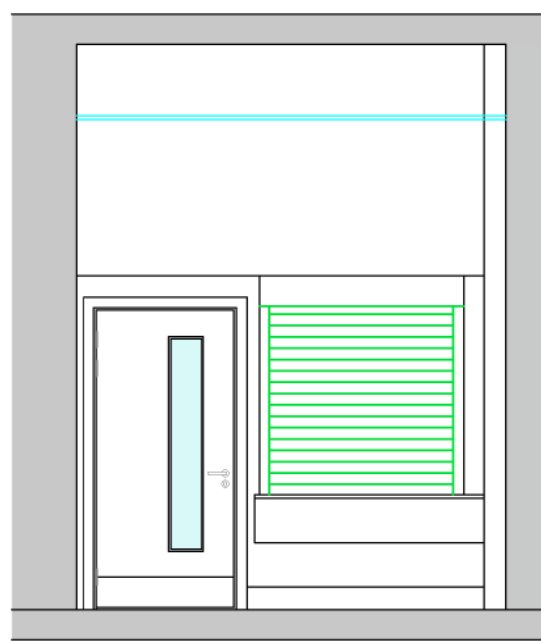
Elevation C



Elevation D



Elevation E



Elevation F

Demolition / Strip out
Disconnect all services prior to commencing work in the Reception Area and adjacent RADA Office

Strip out and remove the Reception Desk and roller shutter including shutter box and guides to expose the existing structural opening.

Strip out and remove reception worktop and double base cupboard.

Break out and remove partition between Reception and the RADA Office including double doors and partition glazed vision panels .

Provide all necessary temporary support to ceiling construction over the Reception Office during demolition of partition and construction of new work.

Existing timber floor boards in Reception Office are raised from the RADA Office by approx 50mm. Investigate to establish if the raised flooring is just overboarding the Office finished floor level. If this is proven allow for the removal of the raised flooring and reinstate the flooring below .

Strip out and remove timber skirtings in the Reception Office

Strip Off and remove timber boarding to topside of Reception Office ceiling including ceiling joists and slatted suspended ceiling.

Strip out and remove all redundant services.

New 30 min Fire Resisting Partitions
Supply and erect timber stud partitions consisting of 89x38mm CLS Softwood C16 framing including studs @ 450mm max, head and sole plates and noggings between studs. Framing lined with one layer of 15mm Gyproc Wallboard each side.

Timber stud fixings at abutments to structure fixed at 600mm Ctrs. Screw boards with 40mm British Gypsum Drywall screws securely to timber stud supports around the perimeter of the board and intermediate stud positions at 300mm max Ctrs, external corners reduce fixings to 200mm Ctrs. Screw positions not to be less than 13mm from cut edges and 10mm from bound edges . do not break paper or Gypsum core.

Jointing apply Gyproc Easifill 60 to bed Gyproc joint tape and apply a second coat of Gyproc Easifill . Apply Gyproc Drywall primer to walls ready to receive final decoration

NB if partition is required to have a 40 Rw (dB) sound insulation 25mm Isover Acoustic Partition Roll is to fitted between studs

Steel Sub Frame To Fire Shutter (Fire Protected)
Supply and erect gal post frame consisting of 2No 100x100x6mm SHS posts (each 2150mm long with 100x300mm head and base plates Tec screwed to timber sole plate and masonry head to structural opening. Structural steel to be fully fire protected to 30min

Steel Shutter
Supply and fix 30min Compact Fire Rated Reception Countertop steel shutter fitted to steel sub frame opening size 1450x1280mm high (Alternative 1450x1450mm)from Security Direct Tested and Certified BS EN 16034:2014 and CE Marked to BS EN 132241-1:2003 .

Standard Reveal fixing. Single phase tube motor- switched to open and close the shutter /fully automated, connected to the fire alarm with battery back up. Emergency release switch and manual override. The shutter to be fitted with audio visual warning device . Shutter to be galvanised steel with powder coating Band A

Standard reveal fixing Masonry and Steel Fixings in accordance with Security Direct details and instructions

Glazed Vision Panel in 30min 125mm thick Fire Resisting Partition
Supply and fit 1070mm above FFL 800x970mm high vision panel consisting of 6mm Pilkington Pyroclear glass in Lorient System -36 30min fire Resistant glazing system with Hardwood Firecheck Hockey stick glazing beads

30 min Fire Resisting Reception Ceiling Within Lower Height Lobby
Supply and lay 145x44mm ceiling joists @ max 450mm Ctrs (2500mm FFL - U/S of joist) over Reception Room.

Supply and fix 22mm T&G Chipboard or OSB 3 Floor Boarding on top of joists

Supply and line underside of joists to Reception Office with 15mm wallboard. Tapered edged boards to be taped and jointed.

Decorate ceiling with one mist coat and two full coats of matt emulsion to new ceiling .

Suspended Timber Ceiling Within Lobby Space
Supply and fix painted timber slat suspended ceiling 2300mm to underside above FFL to Reception Room, consisting of 125x18mm S.W. slats mounted on 25x18mm S.W. cross piece backing battens, 25mm spacings between slats. Cross pece backing battens screwed to Gyp concealed ceiling grid system fixed to underside of wallboard lining to underside of joists

Doors & Ironmongery
Supply and fix 2No Certifire Accredited FD30s factory finished painted door sets (Door Leaf 925x1980mm) each with 200x1450mm high vision panels. Fire resisting glazing, beading and pinned with intumescent Glass Pyroguard (Clear)

Ironmongery to be satin stainless steel.

Ironmongery to be Certifire Approved Ironmongery and must be compatible with the door manufacture for fire certification. All to be fitted by Q Mark Certified Installer or similar Third party Accreditation Installer

Pair and half double bal bearing butt hinges (3x Grade 13 fire door hinges per leaf) with intumescent pads

SDS Fire rated overhead door closers, with adjustable power 2-4 satin stainless steel SKU 24045 with back check

Salto lock with Euro profile cylinder including intumescent fire kit (Refer to Door Schedule)

Door D44

SDS Mortice Box Latch light spring satin stainless steel SKU 78010 Door D45

Pair of lever handles SDS round rose lever 19mm sprung 99922

Kick plates either side of door leaf 900x 200mm high

Door Stop SKU 88201

Fire Door keep Shut Sign

Both doors with hold open linked to fire alarm, provide rocker switch to release hold open on Door D45

Reception Desk
Supply and fit 27mm thick solid pre oiled Beech countertop O/A size 1600x900mm cut to shape to suit splayed wall with pier projection and 1 No 175mm radius corner. Apply Osmo oil to all cut edges Countertop to finish 760mm above FFL for accessible use supported on 125mm stud wall construction, 1No 500x735mm high support panel and 38x50mm S.W. battens along abutments with wall an under counter stud partition.

Supply and fit in countertop 4No 80mm desk cable wire grommets

Skirting
Supply and fit 18x220mm Torus primed skirting to match existing to Reception Office 8.0 l/m Rada Office 2.0 l/m Front of Reception 2.0 l/m and Lobby Door Opening Infill both sides 2.0 l/m Total 14.0 l/m

Decorations
Prepare and apply mist coat and two coats of Dulux Trade - Diamond Mat Emulsion to new partitions and ceiling

Prepare and apply to new and previously decorated joinery including skirtings, door frames, linings, stops, architraves , doors and timber slat suspended ceiling with 1No undercoat and 2 full coats of Dulux Trade Diamond Satinwood- (Prime all new joinery only)

Floor Finishes
Supply and lay 8mm plywood sheet over floor boards in Proposed Reception Office prior to laying Polyflor 2mm Forest fx PUR vinyl floor covering.

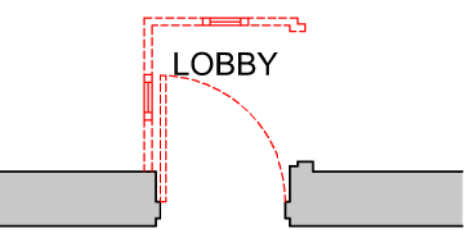
Supply and fix Polyflor silver transition strip across D1 and D2 door openings

Decorations to RADA Office Rom 00/46
Allow for all necessary refurbishment of 2No sash windows and leave in full working order prior to redecoration.

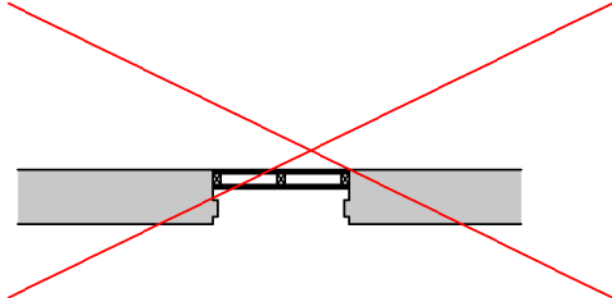
Rub down and prepare existing joinery to include the 2No sash windows and timber skirtings and apply 1No undercoat and 2 full coats of Dulux Trade Diamond Satinwood.

Allow for all necessary making good to walls and ceiling prepare surfaces and apply 2 coats to ceiling and 3 coats to existing red painted walls with white Dulux Trade Diamond Matt emulsion

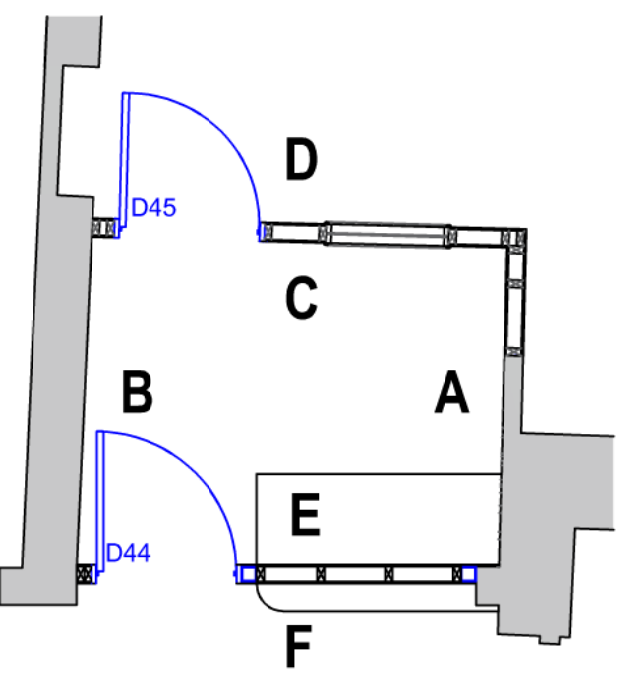
Refer to Drg No A-107 for Accessible WC & WC Works



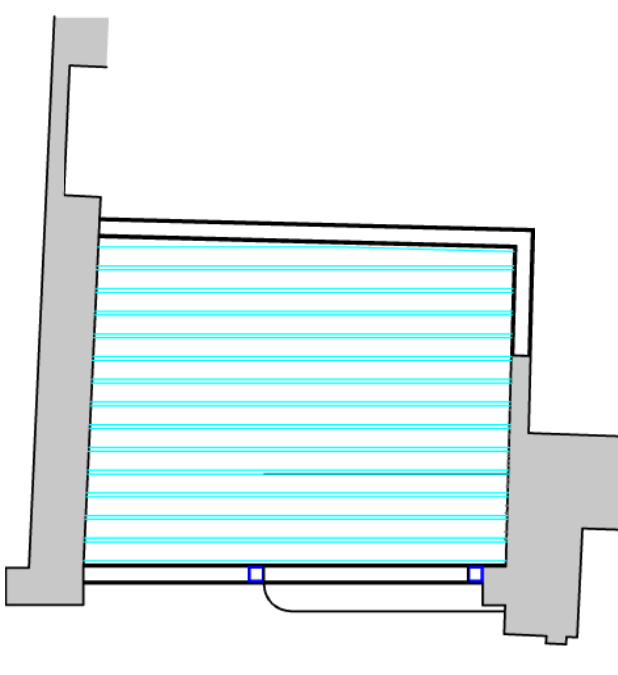
Lobby Strip Out Area 2



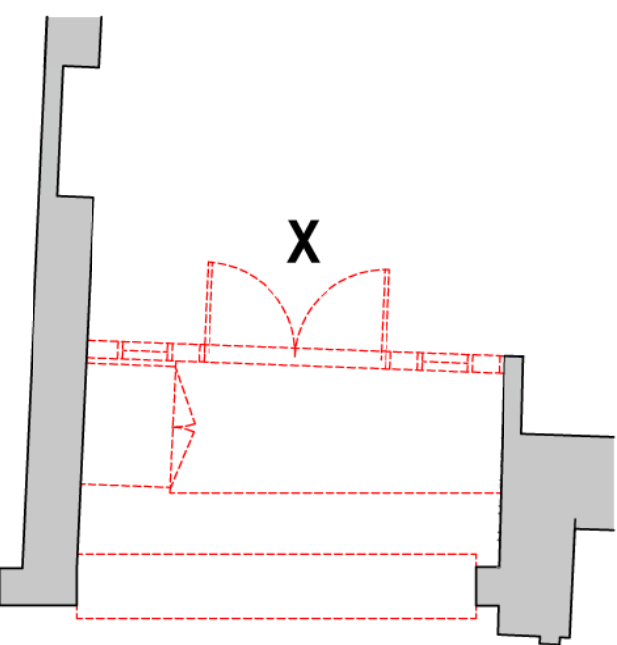
60min F/R Door Infill



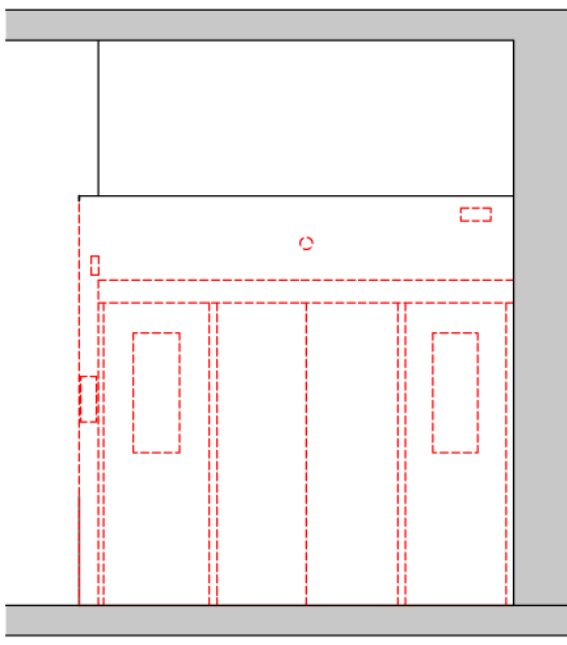
Proposed Plan



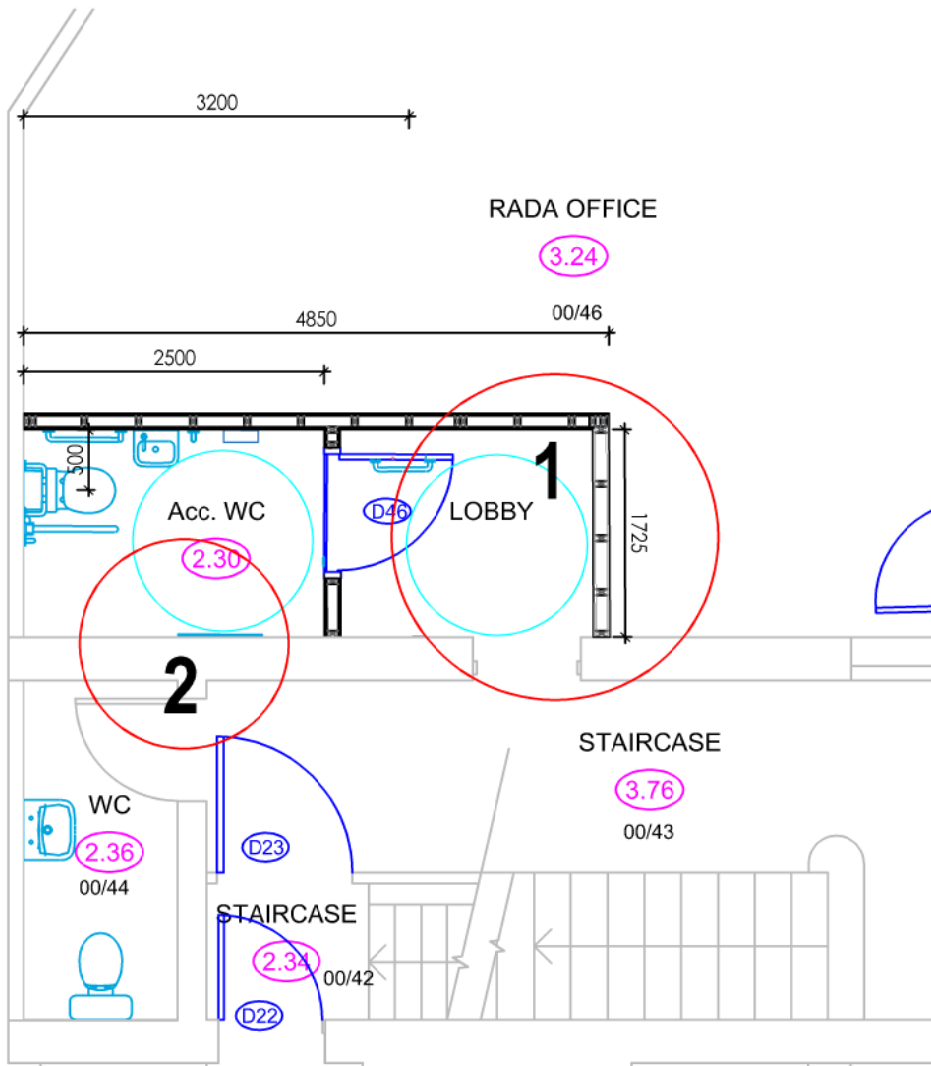
Proposed Ceiling Layout



Strip Out Plan Area 1



Strip Elevation X
scale 1:50



Area Of Works
scale 1:100

Note:
This drawing is not to be scaled. Use written dimensions only.

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5. Where drawings contain cross-references to a written specification that specification shall carry equal precedence with the drawing.
6. Do not scale drawings. Figured dimensions are to be worked to in all cases.
7. All dimensions indicated are structural unless specifically identified to the contrary.
8. Workmanship and materials are to be in accordance with all relevant British Standards, Codes of Practice, Agreement Certificates and manufacturer's written instructions that are current at the commencement of the Works. All materials and components are to be utilised strictly in accordance with the manufacturer's written instructions.
9. All works are to be carried out in strict accordance with the Building Regulations and to the entire satisfaction of the Building Inspector. Should this differ from that shown on the drawings, obtain the Surveyors approval prior to proceeding with the Works.
10. The inclusion on this drawing of any elements of the Works that are subject to detailed design by other parties (whether consultant, specialist, supplier/subcontractor) is purely indicative and is incorporated solely to illustrate its relationship to the adjoining construction. The liability for the design of those elements shall lie entirely with the relevant designer.

CLIENT APPROVAL

APPROVED BY _____
SIGNED _____
DATE APPROVED _____

CONSTRUCTION ISSUE

Rev.		Initials	Date
02	Omit all references to suspended ceilings to higher level in RADA office	SH	14/05/25
01	Omit 60min infill of existing door opening. Allow insulation in new stud partitions	PH	17/04/25

Drake & Kannemeyer LLP
CHARTERED SURVEYORS

Ground Floor River Court
The Old Mill Business Complex
Mill Lane Godalming Surrey
GU7 1EZ 01483 425744
URL: www.dkgroup.co.uk

Regulated by RICS

Client
Royal Academy of Dramatic Art

Job Title
Fire and Compliance Upgrade Project
16 Chenies Street, London WC1E 7EX

Drawing Title
Works To Reception and Rada Office

Scale 1:50, 1:100@A1	Date Dec 2024	Drawn PH
Job No. 224-11-02	Drawing No. A -103	Status DESIGN SIGN-OFF
		Revision 02